



**20 QUEEN STREET, HORSHAM, WEST SUSSEX, RH13 5AF**

- **SHOP TO LET IN BUSY LOCATION**
- **711 SQ FT (66.07 m<sup>2</sup>)**
- **BUSY PROMINENT MAIN ROAD LOCATION**

**Colyer Commercial**  
CONSULTANT SURVEYORS



## Location

The property is situated just to the east of the town centre on one of the principal arterial routes. The town centre, with its comprehensive shopping facilities, mainline railway station and car parks are all within a short walking distance.

There is a variety of independent and multiple traders located close by and the town centre is within a short walking distance.

## Description

The premises comprise a ground floor shop with partitioned rear store room. There are WC facilities and a kitchenette facilities. There is rear pedestrian access.

## Accommodation

The premises have the following approximate net internal floor areas:

Floor	Sq m	Sq ft
Ground Floor Shop	66.07 m <sup>2</sup>	711 sq ft

## Lease

The premises are available to rent on a new effectively full repairing and insuring lease for a term to be agreed.

## Rent

£18,000 per annum exclusive.

## Rates- small business rates relief available

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £13,250  
UBR (2023/2024) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small business rates relief.

## VAT

VAT is NOT chargeable on the terms quoted above.

## Legal Costs

Each party to be responsible for their own legal costs.

## EPC

The building has an EPC rating of B – 44.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

**TIM SHEPHERD**

01403333921 or 07921056072

tshepherd@colyercommercial.co.uk

